

PUBLIC HEARING--January 13, 1965

Appeal No. 8044 Mark Kabik, appellant.

Zoning Administrator District of Columbia, appellee.

On motion duly made, seconded and unanimously carried the following Order was entered on January 13, 1965:

ORDERED:

That the appeal for permission to provide accessory off-street parking less than three feet from building line; ten feet from multiple dwelling and in front of building and for a variance from provisions of paragraph 7206.7 of Zoning Regulations to permit a driveway less than fourteen feet in width at 4836 Fort Totten Drive, N.E., parcel 124/120, square 3689, be denied:

From the records and evidence adduced at the hearing the Board finds the following facts:

(1) The appellant will retain an existing one-family dwelling located on the front part of the lot.

(2) An apartment building is proposed to be located on the rear part of the lot for which 21 parking spaces are required. Nine of the parking spaces will be in front of the one-family dwelling and one foot from said building. The remaining 12 parking spaces will be grouped around the apartment building and reached by way of a 12 foot wide drive running parrallel to and located one foot from the north side of the one-family dwelling. To provide vehicular access to the main entrance of the apartment building a paved drive about 33 feet wide will be installed contiguous with and running the width of the rear of the one-family dwelling. This combination of driveways and parking will envelop the one-family dwelling on three sides.

(3) The size and narrowness of the lot together with the location of the existing single-family dwelling creat problems in providing adequate driveways and parking.

(4) There was no objection to the granting of this appeal registered at the hearing.

Appeal No. 8044 continued

OPINION:

We are of the opinion that this appeal cannot be granted without substantial detriment to the public good and without substantially impairing the intent, purpose and integrity of the zoning plan as embodied in the zoning regulations and map. The Board is particularly concerned with multiplicity of variances that would be required and the proposed relationship between the driveways, parking and single-family dwelling.